BLOCK 38 LOT S1/2 OF 5
IN OR 439 PG 330
CITY OF FDNA BEACH

GRIFFIN JACKIE A & MARY P
PO BOX 15386
FERNANDINA BEACH, FL 32035-5386

2024

00-00-31-1800-0038-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

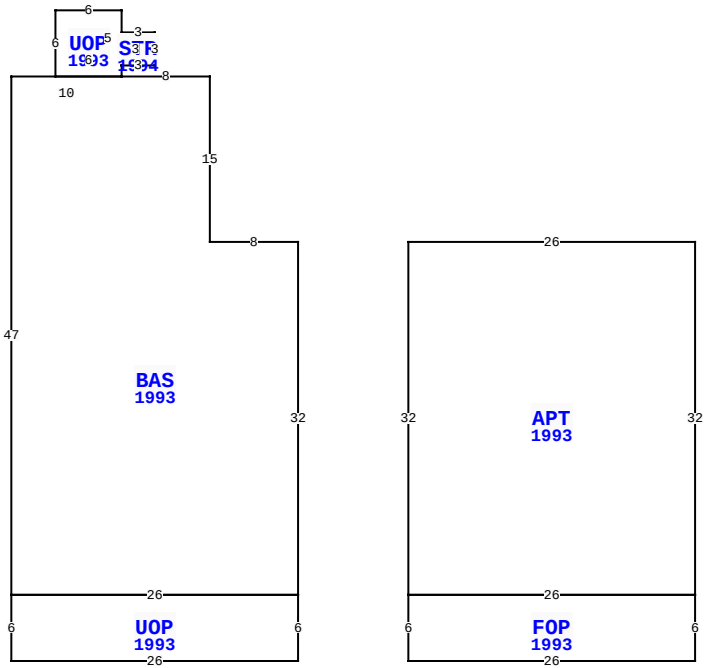
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	100	832	82,960
BAS	1,102	100	1,102	109,882
FOP	156	30	47	4,686
STR	9	10	1	100
UOP	36	20	7	698
UOP	156	20	31	3,091
TOTALS	2,291		2,020	201,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,020	104.9580	131.20	265,024	1900	1990	0	0	0	24.00	76.00

1 DUPLEX – 0% - 0 Heated Area: 1934 HX Base Yr



131 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,418
TOTAL MARKET OB/XF VALUE	1,242
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	402,660
SOH/AGL Deduction	89,261
ASSESSED VALUE	313,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,399
TOTAL JUST VALUE	402,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071779	H/AC	0	09/20/2007
20040751	UPGRADE TO 200 AM	3,000	04/16/2004
20040752	H/AC	7,000	04/16/2004
991434	RE-ROOF	1,950	10/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0439/0330	11/01/1984	WD	Q	I		33,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N15 W8 UOP=[YR=1993] N1 STR=[YR=1994] E3N3W3S3$N5W6 S6 E6 $ W10 S47 UOP=[YR=1993] S6E26 N6 W26$ E26 N32$ PTR= E10 APT=[YR=1993] E26 S32 FOP=[YR=1993] S6 W26 N6 E26 $ W26 N32 $ W10 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440	
3	0819	CONC 12"	0	0	3	7	21.00	SF	9.50	9.50	100	1960	1960	3	20	40	
4	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	100	1960	1960	3	20	42	

LAND DESCRIPTION

TOTAL OB/XF 1,242

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS